

Ashford

£154,999



NO ONWARD CHAIN-EN SUITE TO MASTER BEDROOM-NEWLY DECORATED-NEW CARPETS-20'05" LOUNGE/DINER-VIEWS OVER ROOFTOPS TO THE DOWNS-Situated on the popular De Montfort Park development in Singleton, Ashford, is this two bedroom second floor apartment. Having just been completely redecorated throughout and with new carpets having been laid the property is almost 'as new'. The accommodation comprises, communal entrance with stairs to all floors, inner private hallway, lounge/diner, kitchen, master bedroom with en suite shower room/wc, a second bedroom and the bathroom/wc. The property also benefits from central heating and double glazing. There are also views from the lounge and bedroom two over rooftops to 'The Downs'. Outside there is an allocated parking space. To arrange a viewing contact SOLE AGENTS 'STEVENS PROPERTY SALES AND LETTINGS'.

NO ONWARD CHAIN

En Suite To Master Bedroom

Views Over Rooftop To Downs

Bathroom/WC

Allocated Parking

Two Bedrooms

20'05" Lounge/Diner

Kitchen

Central Heating And Double Glazing

EPC Rating C

ACCOMMODATION

COMUNNAL ENTRANCE

With stairs to all floors.

APARTMENT

Inner Private Hallway

Radiator, access to roof space.

Lounge/Diner 20' 5" x 11' 6" + recess (6.22m x 3.50m)

Two radiators, two UPVC double glazed windows to the side with views over rooftops to 'The Downs', open arched doorway leading through to the kitchen.

Kitchen 13' 6" x 5' 10" (4.11m x 1.78m)

Stainless steel single sink and drainer unit with mixer tap and cupboard under, range of light wood effect base and wall mounted units, light stone effect work surfaces, four ring hob with oven below and filter hood over, integral fridge freezer, plumbing and space for washing machine, mosaic style tiling to part of the walls, built in cupboard housing boiler, UPVC double glazed window to the side.

Master Bedroom 11' 6" to front of built in wardrobes x 10' 6" + recess into the doorway (3.50m x 3.20m)

Triple built in wardrobes, radiator, door to en suite shower room/wc and UPVC double glazed window to the side.

En Suite Shower Room/WC

White suite comprising tiled shower cubicle, low level flush wc and pedestal wash hand basin, electric shaver point, extractor fan, radiator, part tiled walls.

Bedroom Two 15' 1" x 7' 5" (4.59m x 2.26m)

Radiator, two UPVC double glazed windows to the side with views over rooftops to 'The Downs'.

Bathroom/WC

White suite comprising panelled bath, low level flush wc and pedestal wash hand basin with tiled splash back, electric shaver point, heated towel rail.

OUTSIDE

Allocated Parking

One allocated parking space.





Energy Performance Certificate

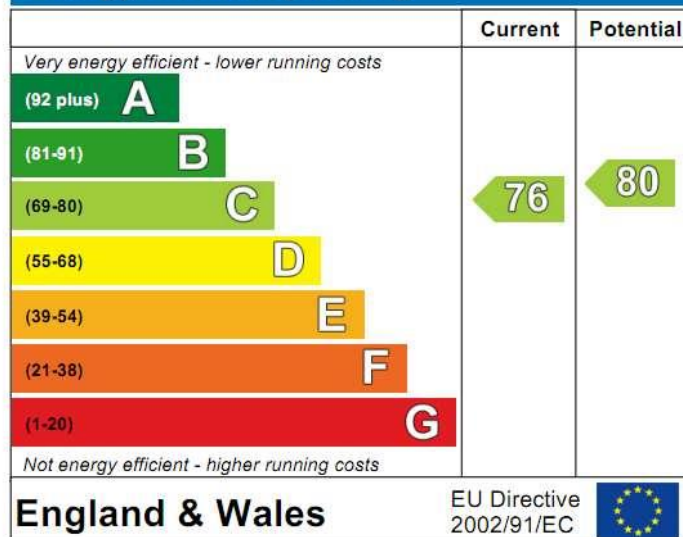


84, Imperial Way
ASHFORD
TN23 5HU

Dwelling type: Top-floor flat
Date of assessment: 30 September 2009
Date of certificate: 30 September 2009
Reference number: 0567-2880-6012-0171-8361
Total floor area: 65 m²

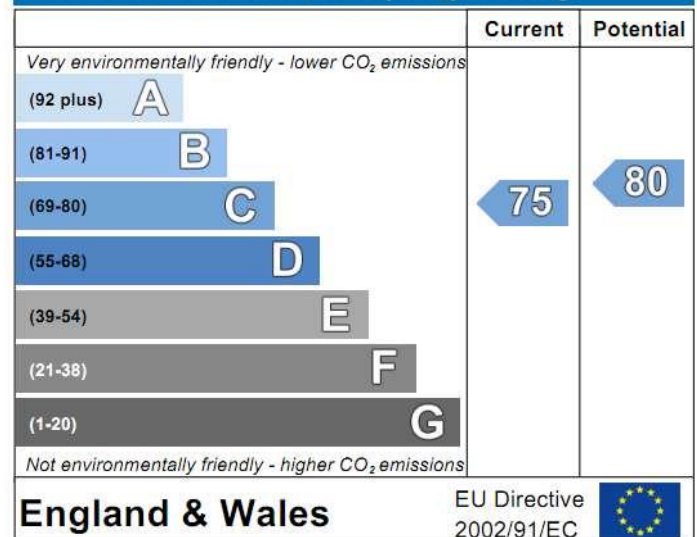
This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	189 kWh/m ² per year	156 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.7 tonnes per year
Lighting	£50 per year	£32 per year
Heating	£246 per year	£229 per year
Hot water	£102 per year	£83 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

Certification mark

We are one of the only Estate Agents in Ashford who have established truly independent mortgage advisors. Our advisers have access to ALL UK mortgage lenders and life assurance companies and can provide you with up to the minute information on many rates available to you. We will tailor our service to your individual needs, the majority of agents cannot do this. To arrange an appointment please telephone 01233 640400.

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.